

Phase I Environmental Site Assessment

**11634 Pacific Highway SW
Tacoma, WA 98499**

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EXECUTIVE SUMMARY

(ECI) has performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E-1527-00. The following is a summary of our findings concerning potential environmental issues identified during our assessment of the subject property. This summary should be used for introductory purposes and the reader should refer to the report for further clarification.

Site Description: The subject site is located at 11626 / 11634 Pacific Highway Southwest in Tacoma, Washington. The subject property is presently occupied by retail space and an auto repair shop and is approximately .6 acres in size. The site is bounded to the north by retail businesses, on the east by Pacific Highway Southwest, a motel and a retail car lot, on the west by the Burlington Northern Santa Fe main line and right-of-way and on the south by a retail furniture store.

Historical Research: Based on our review of the available historical information, the subject property has been retail property from 1969 to the present.

Regulatory Agency List Review: The subject site does not appear on any of the regulatory databases reviewed for this project. In addition regulatory agency lists reviewed for this report identified no facilities representing an environmental concern to the subject property.

Site Reconnaissance: ECI's site reconnaissance did not identify the presence of any underground storage tanks (UST) on the subject property. However, there was one used oil AST identified at the auto repair unit. There was no evidence of petroleum spills in the auto repair facility. There was no evidence of stained areas caused by spills of hazardous materials or signs of stressed vegetation on the site.

ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the historical information reviews, the information revealed no evidence of Recognized Environmental Conditions in connection with the subject property. Based on the site reconnaissance, the debris piles observed on the site may be of an environmental concern to the subject site. Materials of concern located in the debris piles may be asbestos containing materials, lead-containing materials and petroleum products.

1.0 INTRODUCTION

(ECI) has completed a Phase I Environmental Site Assessment (ESA) of the subject site located at 11626/11634 Pacific Highway Southwest in Tacoma, Washington. This investigation was performed by ECI for EG&G Technical Services Inc. in accordance with our January 16, 2003 agreement, which was authorized on January 28, 2003. This report summarizes the project approach and findings.

1.1 Scope of Services

ECI conducted this Phase I ESA to evaluate the potential for contamination on the subject property resulting from past or present activities. The scope of work for this study was limited to the following tasks:

- A review of reasonably ascertainable information from various sources with respect to historical use of the property and its surroundings;
- A visual reconnaissance of the subject property, along with photographic documentation of selected points of interest;
- A review of regulatory agency lists; and
- Preparation of this written report.

The scope of the project did not include an audit of environmental regulatory compliance issues or permits.

1.2 Site Description

The site location is shown on the Vicinity Map, Plate 1. A general Site Plan for the subject site, with the surrounding properties, is presented on Plate 2. Photographs are included as Appendix A.

The subject site is located at 11626 / 11634 Pacific Highway Southwest in Tacoma, Washington. The subject property is presently a small strip mall of retail units and one auto repair structure. The site is bounded to the north by retail units, on the east by Pacific Highway Southwest, on the west by Burlington Northern Santa Fe Railroad mainline and right-of-way and on the south by a retail furniture store.

The site lies in the southwest quarter of Section 12, Township 19 North, Range 2 East. The USGS South Tacoma Quadrangle indicates ground surface at the subject site averages approximately 260 feet (79.2 meters) above sea level. Overall, the subject is approximately .6 acres in size, and is covered with building footprints and asphalt.

2.0 SURFICIAL SOIL AND SUBSURFACE CONDITIONS

2.1 Geology

Geological information available for the site area indicates the shallow geology consists of recessional and proglacial stratified outwash sand and gravel containing silts and clays.

2.2 Groundwater

Based on the location of the subject site and its topography in relation to the Puget Sound, groundwater is assumed to be greater than fifty (50) feet in depth. The assumed groundwater flow direction is approximately west toward the Puget Sound. Locally, isolated pockets of perched groundwater may exist above fifty feet. Fluctuations in groundwater levels are expected, depending upon seasonal variations in rainfall, surface water runoff, surface water infiltration, and other hydraulic factors. Actual groundwater conditions may vary due to site-specific subsurface conditions and local surface hydrology.

3.0 SITE RECONNAISSANCE

On October 16, 2002, ECI visited the subject properties to assess whether environmental conditions at the subject sites had been adversely impacted by past or on-going activities. The focus of our reconnaissance was to identify obvious visual signs of potential environmental contamination caused by current and/or historical property activities.

Our site reconnaissance included identifying the use and storage of hazardous substances, the potential presence of aboveground (AST) or underground storage tanks (USTs), stained floors or ground, and illegal dumping. ECI also walked the perimeter of the subject properties in order to observe adjacent properties and assess whether adjacent property uses may have adversely impacted environmental conditions on the subject properties.

3.1 Site Observations

The subject site is located at 11626 / 11634 Pacific Highway Southwest in Tacoma, Washington. The subject property is presently a small strip mall of retail units and one auto repair structure. The site is bounded to the north by retail units, on the east by Pacific Highway Southwest, on the west by Burlington Northern Santa Fe Railroad mainline and right-of-way and on the south by a retail furniture store.

The site lies in the southwest quarter of Section 12, Township 19 North, Range 2 East. The USGS South Tacoma Quadrangle indicates ground surface at the subject site averages approximately 260 feet (79.2 meters) above sea level. Overall, the subject is approximately .6 acres in size, and is covered with building footprints and asphalt.

ECI's site reconnaissance did not identify the presence of any underground storage tanks (UST) on the subject property. However, there is one used oil AST present in the auto repair unit. ECI observed a small steel tank that holds spent solvents and a fifty-five (55) gallon drum that holds spent transmission fluids. There was no evidence of any spills from these containers or spills of hydrocarbon materials within or outside the auto repair shop. The owner of the shop has Emerald Services Inc. of Tacoma, Washington collect and dispose of these spent fluids and oils.

There was no evidence of stained areas caused by spills of hazardous materials. There was no evidence of dumping or disposal of solid waste or hazardous waste on the subject site. Based on the site reconnaissance and the historical information, it is not expected that current or past site use has resulted in an adverse environmental impact to the subject site.

3.1.1 Underground / Aboveground Storage Tanks

During the site reconnaissance ECI observed no visual evidence of underground storage tanks. One aboveground storage tank (AST) is present in the auto repair building used for the storage of used oil.

3.1.2 Polychlorinated Biphenyl (PCB)

No transformers were identified on the subject site. No other PCB materials were identified on the subject site.

3.1.3 Asbestos-Containing Material (ACM)

Materials containing greater than 1 percent asbestos are considered to be "asbestos containing materials" by the U.S. Occupational Safety and Health Administration and the EPA. The use, maintenance, and disposal of asbestos-containing materials are regulated. Although production of asbestos-containing materials was stopped in 1979, stockpiled ACM materials were still distributed.

ECI observed the following materials as suspect asbestos containing materials, roofing, vinyl floor tiles and mastic, linoleum, ceiling tiles and wallboard and plaster. Other ACM materials could also be present onsite that could not be observed. If the structures are to be removed in the future an asbestos demolition survey will be required.

3.1.4 Lead-Containing Material (LCM)

Due to the age of the site structures it is possible that lead-based paint could be present on exterior and well as interior walls. If the structures are to be removed in the future a lead-based paint survey will be required prior to the demolition.

3.2 Survey of Adjacent Properties

ECI conducted a reconnaissance of the adjacent properties to observe land use in the site vicinity and to evaluate the potential of environmental impacts from surrounding properties at the time of the site reconnaissance. No specific conditions were observed on the immediate adjacent properties. Adjacent property descriptions are as follows.

North: The north adjacent property is occupied by retail units.

East: The east adjacent properties are occupied by Pacific Highway Southwest, a hotel and an auto sales lot.

South: The south adjacent property is occupied by Rowell's Furniture sales building.

West: The west adjacent property is occupied by the Burlington Northern Santa Fe main line and right-of-way.

During the site reconnaissance of the adjacent sites, ECI observed no indication of aboveground or underground storage tanks or that hazardous materials had been spilled or dumped. ECI noted no stained surfaces or any evidence of stressed vegetation. Based on our site reconnaissance and the historical information, it is not expected that current or past uses on the adjacent properties have resulted in an adverse environmental impact to the subject site.

4.0 SITE HISTORY RESEARCH

ECl researched the history of land use activities on and immediately surrounding the subject property to identify former land use that may have adversely affected soil and groundwater. For the purposes of this research, we reviewed the following:

- Aerial photographs dated 1969, 1978, 1992, 1996 and 2000.
- Historical tax records, USGS Topographic Maps, Sanborn Maps and building records.

4.1 Historical Site Use

The 1969 to 2000 photos show that the subject site has remained as retail properties. Presently the subject site is occupied by a small retail building and one auto repair shop.

4.2 Historical Off-Site Use

4.2.1 East Adjacent Property

The aerial photos dated 1969 to 2000 indicate the east adjacent properties have remained as retail and commercial properties and Pacific Highway Southwest.

4.2.2 South Adjacent Property

The aerial photos dated 1969 to 2000 indicate the south adjacent property has remained as retail property.

4.2.3 West Adjacent Property

The aerial photos dated 1969 to 2000 indicate the west adjacent property has remained as the Burlington Northern Santa Fe main line and right-of-way.

4.2.4 North Adjacent Property

The aerial photos dated 1969 to 2000 show the north adjacent property has remained retail property.

5.0 REGULATORY AGENCY RECORDS REVIEW

ECI conducted a search of available government records. The search meets the requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00.

Under the currently applicable federal, state, and local regulations, owners of property contaminated by hazardous or regulated substances may be liable for cleanup actions, even though the substances have migrated onto their property from off-site sources. Furthermore, costly cleanup actions may be required under Washington's Model Toxics Control Act (MTCA) if site soils, sediments, surface water, and/or groundwater contain hazardous or regulated substances at levels that exceed MTCA criteria.

5.1 Subject Property

The subject property was not identified on any of the databases reviewed for this project.

5.2 Surrounding Properties

5.2.1 National Priorities List - NPL

No sites within one mile of the subject property have been identified on the NPL list.

5.2.2 CERCLIS List

No sites within one-half mile of the subject property have been identified on the CERCLIS list.

5.2.3 Hazardous Material Handlers (RCRA Facilities)

No RCRA treatment, storage, or disposal (TSD) facilities are located within one mile of the subject site. None of the adjacent properties are listed as RCRA waste generators.

5.2.4 Toxics Cleanup Program List - (TCP)

There was one TCP site listed within one mile of the subject property. The approximate locations of the TCP sites are shown on Plate 1. Information on the TCP sites follows:

1. Site Name: WA DOT Bridgeport Way Interchange
 Site Address: 12320 Bridgeport Way Southwest
 Tacoma, Washington
 Proximity: ~0.45 miles Southwest

Due to the direction and location of the TCP site in relation to the subject site, this TCP site does not present an environmental concern to the subject site.

5.2.5 Underground Storage Tank List - (UST)

There are no UST sites listed on the present Ecology Registered UST list that are located adjacent to the subject property.

5.2.6 Leaking Underground Storage Tank List – (LUST)

There are three LUST sites listed on the present Ecology LUST list that are located within 0.5 miles of the subject property. The approximate locations of the TCP sites are shown on Plate 1. Information on the TCP sites follows.

1. Site Name: Top Auto, Inc.
 Site Address: 11111 Bridgeport Way Southwest
 Tacoma, Washington
 Proximity: 0.4 miles north
 Status: Reported cleaned up in 1991

2. Site Name: ICA Incorporated
 Site Address: 12320 Bridgeport Way Southwest
 Tacoma, Washington
 Proximity: 0.45 miles southwest
 Status: Reported cleaned up in 1996

3. Site Name: UNOCAL No. 3588
 Site Address: 11919 Pacific Highway Southwest
 Tacoma, Washington
 Proximity: 0.35 miles southwest
 Status: Reported Started Monitoring in 2001

Due to the direction and location of these LUST sites in relation to the subject site, these LUST sites do not present an environmental concern to the subject site.

5.2.7 Landfills - (SWF)

There are no solid waste transfer stations, active landfills, and closed landfills located within one-half mile of the subject site.

6.0 CONCLUSIONS

ECI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-00 for the subject property. The subject site is located at 11626 / 11634 Pacific Highway Southwest in Tacoma, Washington. ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the reviews of this information this environmental site assessment has revealed, that at the time of the assessment, no evidence of Recognized Environmental Conditions that would have an environmental effect on the subject property were observed. Based on the site reconnaissance, the debris piles observed on the site may be of an environmental concern to the subject site. Materials of concern located in the debris piles may be asbestos containing materials, lead-containing materials and petroleum products. An asbestos and lead materials survey should be performed on the debris piles prior to removal and disposal.

7.0 STANDARD LIMITATIONS

In preparing this report, (ECI) has reviewed historical records, interviewed public and private individuals as indicated in this document, reviewed regulatory agency files/databases, and observed property and surrounding property conditions. ECI has examined and relied on written documents, and oral statements made by others. ECI has not conducted an independent examination of facts contained in referenced materials and statements. ECI has assumed the genuineness of the documents and the information provided in the documents or statements is true and accurate.

ECI has conducted this project and prepared this report in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. ECI shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this work was performed. ECI recognizes that facts or conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions described in this report at this time. Conclusions and recommendations were made within the operative constraints of the scope of work, budget, and schedule for this project. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made.

This report is intended for the exclusive use of EG&G Technical Services Inc. and their representatives for specific application to the subject property. Any future consultations or other services to third parties, related to this project, requires written authorization from EG&G Technical Services Inc or their representatives. Any such ECI provided services to third parties is new work requiring formal agreement with the third party and will be performed in accordance with the formal agreement.

Our work did not include sampling and testing of soil, groundwater, surface water, drinking water, asbestos, or radon gas.

8.0 LIST OF REFERENCES

- 1) Emergency Response Notification System (ERNS) Spills Report, (1987 through 1999); U.S. EPA, Region 10, Seattle, Washington.
- 2) U.S. Environmental Protection Agency Region 10, NPL (Superfund) Sites List, July 13, 2000.
- 3) U.S. Environmental Protection Agency Superfund Program, CERCLIS, Region 10, Site Event Listing, December 17, 1999.
- 4) U.S. Environmental Protection Agency RCRA Notifiers List, and RCRA Facilities list, April 5, 2000.
- 5) U.S. Environmental Protection Agency RCRA Treatment, Storage, and Disposal facilities List, June 1, 2000.
- 6) Washington State Department of Ecology Toxic Cleanup Program - Hazardous Sites List, February 29, 2000; Confirmed and Suspected Contaminated Sites List, August 2002; and Site Registers, March 21, 2000 through February 18, 2003.
- 7) Washington State Department of Ecology, Listing of Registered Underground Storage Tanks, December 31, 2002.
- 8) Washington State Department of Ecology, Leaking Underground Storage Tank Sites, December 31, 2002.
- 9) Pierce County Health Department, 1995/1996 Solid Waste Permits, Pierce County, Washington, Landfill Dumps, October 1995.
- 10) USGS Topographic Map; South Tacoma Quadrangle, Pierce County, Washington, 7.5 Minute Series (Topographic); US Geological Survey; 1961, Revised 1981.
- 11) Aerial photographs dated 1969, 1978, 1992 1996 and 2000, Walkers and Associates, Seattle, Washington.
- 12) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; American Society for Testing and Materials (ASTM), 1916 Race Street, Philadelphia, Pennsylvania 19103; Designation: E1527-00, July 2000.
- 13) Historical Tax property records provided by Pierce County Assessor Treasury, Internet Access, Parcel and Tax Search, February 2003.